

MR/P08611
4th October 2022

London Borough of Camden
Planning Department
Town Hall
Judd Street
London
WC1H 9JE

Dear Sir/Madam

15 SHORTS GARDENS AND 2 NEAL'S YARD, LONDON, WC2H 9AT

APPLICATION FOR PLANNING PERMISSION FOR THE ERECTION OF OPENABLE ROOF HATCHES AND BALUSTRADE FOR MAINTENANCE PURPOSES

PLANNING PORTAL REF: PP-11581641

We write on behalf of our client and the applicant, Shaftesbury Covent Garden Limited, to submit a full planning application for the installation of openable roof hatches and a balustrade system to the rear of 15 Shorts Gardens (including 2 Neal's Yard) London, WC2H 9AT for maintenance and cleaning purposes of the existing extract duct.

This application has been submitted online via the Planning Portal and is accompanied by the following supporting documents:

- Planning Application Forms – *prepared by Rolfe Judd Planning;*
- Site Location Plan – *prepared by Fresson & Tee Architecture; and*
 - 25569 A-001-P1
- Existing and Proposed Drawings – *prepared by Fresson & Tee Architecture.*
 - 25569 A-100-P2 – *Roof Plan, Section & Elevation as Existing*
 - 25569 A-200-P2 – *Roof Plan, Section & Elevation as Proposed*
 - 25569 A-210-P1 – *True Elevation & 3D Diagram as Proposed*

It is confirmed that the requisite planning application fee of £234.00 has been paid electronically online via the Planning Portal.

Site Location and Surrounding Area

The application site (15 Shorts Gardens) consists of a four-storey terraced building on the eastern side of Neal's Yard. The site relates to the ground floor unit which has historically been referred to as 2 Neal's Yard (East). The building is not listed however is located within the Seven Dials (Covent Garden) Conservation Area.

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Relevant Planning History

Having reviewed the Council's online planning database, the following planning permissions deemed relevant to this application are noted below:

- 2014/5262/P – *Erection of extract duct to the rear elevation.* – Granted 24th November 2014
- 2017/1655/P – *Installation of enclosure around existing duct at the rear elevation* – Granted 7th August 2017

As above, permission was granted in 2014 for the erection of an extract duct to the rear elevation (reference 2014/5262/P). Subsequent permission was granted in 2017 (reference 2017/1655/P) for the cladding of the enclosure in brick slip to match the rear brickwork and aid the integration with the existing building fabric. This proposal seeks to provide a long-term solution for improved access for the purposes of maintenance and cleaning works to the existing duct work.

Proposal

This application seeks full planning permission for the erection of an openable roof hatch, metal deck grating and balustrade system in the southern roof slope adjacent to the existing enclosure. The hatch will allow the enclosure to be accessed from the top floor to facilitate maintenance and cleaning, as required.

The proposal also seeks consent for an openable roof hatch in the first-floor roof in the enclosed courtyard to allow access at first floor level. Both hatches will be used for maintenance and cleaning of the duct which is currently difficult to access.

The works can therefore be summarised as:

- The installation of a new openable roof hatch, balustrade system and metal grating at roof level to allow access to the existing enclosure (see submitted Section B); and
- The installation of a new openable roof hatch at first floor roof level to allow access to the bottom of the enclosure (see submitted Section A).

Please refer to the submitted drawings from Fresson & Tee Architecture for further details.

Planning and Heritage Considerations

The proposal is considered to be compliant with and supportive of those relevant planning policies contained within the Council's adopted Local Plan.

Design & Heritage

Local Plan Policy D1 (Design) states the Council will seek to secure high quality design in development, and where possible, carefully integrate building services equipment. Having consideration of new plant, Camden's Design SPG adds that proposal should consider the visual impact of building services equipment including views into and from conservation areas – making use of screening where possible which is consistent with those materials on the building.

Local Plan Policy D2 (Heritage) states the Council will preserve and, where appropriate, enhance

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designated heritage assets and their settings, including conservation areas and listed buildings.

The new roof hatch at first floor level will only be visible from within the internal courtyard and will integrate with the existing roof lights. The new roof hatch in the slope of 2 Neal's Yard, balustrade system and metal grating deck are minimal additions to the roofscape and will only be visible in isolated private views from upper floor windows. The small metal platform is also largely obscured behind the duct itself. The proposals are considered very minimal and will not be visible from street level or other public vantage points and will therefore not impact upon the setting or character of the wider Seven Dials Conservation Area.

As such, it is not considered the proposals would harmfully alter the appearance of the building and seek to preserve the existing character and appearance of the wider Seven Dials conservation area. The proposals would therefore be compliant with Local Plan Policy D1 (Design), D2 (Heritage) and the wider objectives and guidance pertained within the Conservation Area Appraisal and SPG.

Amenity

Local Plan Policy A1 (Managing the Impact of Development) states the Council will seek to protect the quality of life of occupiers and neighbours. The Council will seek to ensure the amenity of communities, occupiers and neighbours is protected from (inter alia) noise and vibration levels.

Local Plan Policy A4 (Noise and Vibration) of Camden's Local Plan (2017) notes that the Council will seek to ensure that noise and vibration is controlled and managed. Permission will not be granted for proposals that will generate unacceptable levels of noise and vibration.

The existing extract duct has been in operation for some time. The proposal will ensure ease of access to the ductwork so that it can continue to be regularly maintained in a safe manner, to ensure it continues to operate safely. The proposal will therefore only improve the amenity of nearby occupiers and neighbours by facilitating improved access of the cleaning of the existing duct. The proposal is therefore considered beneficial in terms of nearby amenity, in accordance with Policies A1 and A4.

Summary

This application seeks full planning permission for the installation of a new roof hatch at first floor level and a roof hatch, balustrade system and grating metal deck at fourth floor (roof) level of 15 Shorts Gardens and 2 Neal's Yard.

The proposals seek to provide improved access to the existing ductwork (as consented in 2014) to ensure regular maintenance and cleaning can continue to be carried out safely. The proposed works are considered extremely minor, introducing two new roof hatches in a roofscape that has several existing rooflights. The small balustrade and grating system at fourth floor is required to ensure safe access for maintenance workers.

The proposals will not be publicly viewable and therefore will not have a detrimental impact on the existing character or appearance of the wider conservation area.

We trust that the application along with the submitted information is sufficient for the Council to validate the application and we look forward to a swift and positive outcome. Should you require any

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further information or would like to arrange a site visit, please do not hesitate to contact the undersigned.

Yours faithfully

Mark Rattue

For and on behalf of
Rolfe Judd Planning Limited